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March 12, 2022

Grafton Zoning Board of Appeals
Municipal Center
30 Providence Road
Grafton, MA 01519

Re: 45 Creeper Hill Road (easement on #43), Grafton
Applicant: Scott Morrison

Dear Zoning Members:

Enclosed, please find a revised plan dated March 9, 2022. This plan was revised to address comments including in the February 15, 2022, letter issued by the Grafton Zoning Board. This letter requested plan revision to add a profile of the driveway and sectional view of the driveway cross section. This letter also asked for a geotechnical engineer to design the 1 to 1 rip-rap slope of the driveway.

Following the February meeting, I spoke to Graves Engineering, the Zoning Boards peer review engineer to better understand the issue. Based upon this conversation, Zoning Board letter, and comments from the abutter's attorney, the plans were revised to propose a 2:1 vegetated slope. This eliminates the steep 1:1 rip-rap slope and slope stability issue requiring a geotechnical engineer's assessment. For comparison, this 2:1 slope is less steep than the roadway slope along Creeper Hill Road, which remains stable. A short 4 foot retaining wall is proposed along the southern side of the driveway because of the 2:1 slope.

Section 3.3.4.3 of the Zoning regulations states:

"3.3.3.4 Not less than ten (10) feet from the property line around the perimeter of the property, or the minimum setback, whichever is less, must be stabilized with vegetation, landscaping, or plant materials excepting only cuts through the stabilized border for walkways and entrances and exits, or as permitted through the issuance of a special permit for a common driveway pursuant to Section 5.9, as permitted through the issuance of a flexible development special permit pursuant to Section 5.3, or as required to provide access to public facilities for water, sewer, stormwater or recreation purposes (T. M. 5/9/16)"

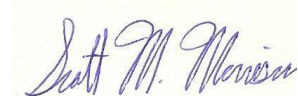
The current layout has been designed to vegetate all areas, except for the driveway (entrance and exit) and retaining wall to meet the above referenced standard to the maximum extent. The driveway remains 10-feet from the property line except for where it crosses into and out of the existing easement. This design also avoids impacting the abutters shed/garage, which is located within the easement.

It is also worth noting that as requested by the Grafton Zoning Boards letter, the plans have been revised to add a driveway profile and cross section to allow for more clarity for review of the project. A retaining wall detail has also been added to the plans. It is the applicant's opinion that these revisions address the Zoning Boards letter of February 15, 2022.

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I look forward to meeting with the Board regarding this project. If you have any questions, please feel free to contact me at any time.

Sincerely,

A handwritten signature in blue ink, reading "Scott M. Morrison", is placed on a light yellow rectangular background.

Scott M. Morrison

17/E/GraftonCreepersHill45ZBALetter5